

Community Development Administration
City of St. Louis
1015 Locust
St. Louis, MO 63101
March 30, 2011

REQUEST FOR PROPOSALS (RFP)

The Community Development Administration of the City of St. Louis (CDA) and the Benton Park Community Housing Corp (Owner) hereby solicit proposals for:

Address: 3310 Lemp

Type of property: 3310 Lemp is a three story building located in the Benton Park Neighborhood of the 9th Ward. Your proposal is hereby solicited for development plans to rehabilitate the building into a single-family home for sale to an owner-occupant. This building is adjacent to the historic Lemp Cottage site, which is currently being planned as a site for new homes and commercial buildings by the Benton Park Community Housing Corporation. A part of the side lot to the south and to the rear will be used for that development. City assistance, if needed, in the form of tax abatement may be available to supplement private financing for the project. Developer(s) will be expected to apply for Missouri's Historic Preservation Tax Credits. Of special interest will be the developer's experience with residential projects in historic neighborhoods, as well as an acceptable time frame for completion.

Neighborhood: Benton Park in the 9th Ward

Benton Park Neighborhood is a National and Local Historic District and is eligible for Missouri historic tax credits.

Incentives:

It is anticipated that 5-year real property tax abatement will be provided. Acquisition write-down and construction subsidy may also be considered. However, your proposal should factor in all relevant tax credit programs and provide a budget and narrative explaining why incentives are needed to make your project feasible.

Replying to this RFP:

For access to the site and/or assistance in completing the RFP forms, contact:

Jo Ann Vatcha, Housing Development Analyst, CDA, (314) 622-3400, ext 369, or by email to vatchaj@stlouiscity.com.

Please supply the following information in your proposal:

1. Names, Addresses, phone numbers of Developer, General Contractor, Architect, Construction Lender, any known Consultants.
2. Description of your plans for this property, including:
 - a. Use for the property (for example, single-family, townhouses, mixed-use, etc.)
 - b. Exterior improvements planned, including landscaping, fences, parking, etc.
 - c. Interior features planned, including number of bedrooms and baths.
3. Time frame for beginning project and schedule for completion.
4. Financial statements, references.
5. List of residential projects completed or underway, especially experience with similar projects.
6. Marketing plans: real estate broker, signage, advertising, fair housing outreach.
7. Financial structure, including any partnerships planned or anticipated.
8. Total projected development cost, sales or rental projections, and a square foot construction budget should be included.

9. Your offer for this property.

Process:

- CDA staff will review proposals and consult with Benton Park Housing Corporation and Alderman.
- Benton Park and CDA staff will notify chosen developer of acceptance of proposal and request 6-month assignment of LRA option to developer.
- Developer will then complete a full application package, including drawings, and detailed budget. Excel spreadsheets will be provided upon request.
- Proposals will be received at the above address any time after the date of this announcement, and until such time as a developer has been selected. Please check the CDA Residential Development RFP webpage for deadlines and notice of selected developers or changes to RFPs.

<http://stlouis.missouri.org/development/residential/curropp.html>

Requirements:

- Support of Alderman
- Plan for all units in building
- Experience with similar projects
- Acceptable time frame for completion
- Acceptable offer for the property
- Acceptable development costs and construction budget with subcontractors
- Completed application package
- Application for Missouri Neighborhood Preservation Tax Credits
- Application, if eligible, for Missouri Historic Preservation Tax Credits
- City of St. Louis business license and ability to pass city tax clearance

Other guidelines:

All proposed construction will be subject to review and approval to ensure the development meets architectural guidelines and housing goals developed by the Benton Park Neighborhood Historic District regulations, as well as the Benton Park Neighborhood Housing Corporation, the Community Development Administration and the City of St. Louis. In awarding the development, the owners may take into consideration: skills, facilities, capacity, experience, ability, responsibility, previous work, and financial standing; amount of other work being carried on by developer; and necessity of prompt and efficient completion of the work. Inability of any developer to meet the requirements mentioned above may be cause for rejection of proposal. The owners reserve the right to reject any or all proposals. By submission of a proposal, the applicant agrees to take every reasonable effort to make maximum use of Minority Business Enterprises (MBE) and Women Business Enterprises (WBE). The goal is "Maximum Utilization of MBE and WBE", with a minimum of 25% MBE plus 5% WBE of the potential subcontract amount.

**Community Development Administration
An Equal Opportunity Employer**

The funding of this project is financed in part through a grant from the Neighborhood Stabilization Program, the Department of Housing and Urban Development and the Community Development Administration under the provisions of Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) and 2008.???